Report to the Cabinet **Wards: ALL**

22nd September 2025

Citywide Fencing – Pre-procurement Approval

Report of the Corporate Director for Legal Services and Partnerships

This is a Key Decision

The matter is in the Forward Plan ref 0043/25.

1. Purpose of the Paper and Summary

1.1 This report seeks Cabinet approval for the recommended procurement route and tender assessment criteria for the procurement of citywide fencing works, for an initial period of 3 years, with an option to extend contract arrangements beyond the initial term, for a period not exceeding an additional 12 months in total, with a forecasted value of £650,000 per annum.

1.2 Approval of the report will allow for the procurement of competent contractors who will ensure the Council continues to deliver value for money fencing works to enhance the letting of void properties and other smaller schemes through the City.

2. Recommendations

2.1 That Cabinet approve an Open Tender procurement to award contractors to undertake citywide fencing works, for an initial period of 3 years, with an option to extend contract arrangements beyond the initial term for a period not exceeding an additional 12 months in total, with a forecasted value of £650,000 per annum, total possible value £2.6 million if extension is taken.

2.2 That the contract commences on 1 January 2026 and will directly follow on from the existing but outgoing contractual arrangements due to expire on 31st December 2025.

2.3 That the contract will be tendered as follows:

1. **Fencing Lot 1** – Citywide Repairs, Maintenance and Voids. (£500,000 per annum) – Single Supplier Framework

2. **Fencing Lot 2** – Citywide Community Fencing. (£150,000 per annum) – a framework with two suppliers will be awarded, a primary supplier with a secondary supplier. The primary supplier will be awarded all work and the secondary reserve supplier for additional capacity or when the primary supplier cannot deliver.

2.4 That the tenders for this contract will be evaluated using a price/quality split of 60% price and 40% quality, including a 5% social value.

2.5 That delegated authority is given to the Assistant Director of Neighbourhoods and Housing to appoint the supplier(s), in consultation with the Director of Legal Services and Partnerships and the Assistant Director of Legal, providing the most advantageous bid(s) by Decision Record with an accompanying tender outcome report.

3. Reasons for Recommendations

3.1 The open tender procurement route will enable the continuous delivery of fencing works across the city and will provide the maximum opportunity for the participation of local fencing contractors in the tender process.

3.2 The framework agreement will be awarded for an initial 3-year period with an option to extend contract arrangements beyond the initial term for a period not exceeding an additional 12 months in total, as agreed by the Assistant Director of Neighbourhoods and Housing, in consultation with the Assistant Director of Legal.

3.3 This new contract commencing on 1 December 2025 and will follow on from the outgoing current arrangements. .

4. Key Organisational Impacts

4.1 Impact on other Executive Committees (including Area Committees) and decision makers:

4.1.1 All areas of the City will be affected by the fencing contract, which includes specific fencing schemes along with the replacement of fences including for void properties in order to help with improving security and assist with the reletting of properties.

4.2 Contribution to the delivery of the Community Plan, the Council Plan and/or Area Plans:

4.2.1 This decision supports the following Community Plan ambitions:

Ambition 1: Safe and Welcoming Neighbourhoods

Provide opportunity for community engagement and financial investment that puts residents, their homes and their neighbourhoods first.

4.3. Impact on other key strategies/business plans:

4.3.1 This decision will also support the Neighbourhoods and Housing Business Plan 2021-2026. In particular.

- Understanding customers' needs
- Setting clear service standards
- Enabling access to safe, warm place to live

4.4. Equalities Impact Information

4.4.1 An Equalities Impact Analysis Screening Tool has been completed and approved; please see attached.

5. Consultation

5.1 Corporate Procurement has been consulted on the various procurement options available for fencing works. The outcomes of these discussions form the basis of the recommendations and are included within the Options and Risk Assessment section of this report.

5.2 All tenants are engaged as part of the lettings process where it is necessary to undertake fencing works soon after the tenant moves in.

5.3 All proposed scheme fencing is progressed by the area teams who undertake the necessary consultation on an individual case-by-case basis with relevant tenants and ward members.

6. Background

6.1 There is an ongoing need for fencing provision, including the replacement of existing damaged, worn or rotten fencing. The revenue repair and capital replacement of fencing to council homes on an annual basis is funded through the Housing Revenue Account (HRA). Since this is a demand led service, the fencing works are valued at c£650k per annum, delivering relet fencing works, repair and maintenance of Citywide communal fencing.

6.2 Included under this contract is the replacement of rear fencing where required to assist in the letting of approximately 1,300 properties per annum for new tenancies, and the provision of new/replacement works of area based funded fencing scheme, to help deliver the provision of secure homes and neighbourhoods for the resident of Hull.

6.3 The fencing works are currently being delivered via a framework arrangement which was secured from an earlier procurement exercise in 2022.

6.4 The procurement route proposed will enable the continued delivery of value for money and quality fencing works and will provide the maximum opportunity for the participation of local fencing contractors in the tender process –promoting the opportunity for local delivery, minimising the time taken to mobilise on site and complete works.

7. Issue for consideration

7.1 The most appropriate procurement route for these fencing works requirements is a key consideration. Prior to tendering, the Council frequently reviews appropriate public sector frameworks to assess their suitability for use; consideration of these is covered in detail below at Section 8.

7.2 For this particular contract however it is being recommended that the Council undertakes its own independent 'open' tender process; this is because the Council has in recent years been very well served in the delivery of fencing works by a number of local fencing contractors who have provided both quality and value, including the supplier for the current (outgoing) contract; however many of the local fencing contractors are not currently appointed on to public sector frameworks.

7.3 Although capital programming provides for indicative three-year medium-term budgets, spending proposals are reviewed annually through the business planning and budget setting processes.

7.4 It is proposed that the fencing works are procured in such a way as to ensure that all proposed works for future financial years is dependent on available budget and the tender will make it clear that the volume / value of future works is therefore not guaranteed.

8. Options and Risk Assessment

8.1 **Option 1 – Frameworks -** Utilise existing frameworks to undertake the procurement and delivery. There are currently no available frameworks that include local and SME contractors: therefore, this option is not recommended as it does not provide an opportunity for local nor SME companies that this contract has the ability to do.

8.2 **Option 2 – Open Tender** – Undertake an open tender procedure to award a framework agreement. This is the recommended procurement route for the contract as this will allow for the maximum opportunity for supplier participation, including local fencing contractors. This tender opportunity will be advertised using the Council's YORtender e-procurement portal and will also be advertised on the Find a Tender Service (FTS) national public platform. Lot 1 will be awarded to a single supplier, and Lot 2 shall be a framework with a primary and secondary supplier.

8.3 **Option 3 – Do nothing** – which is not recommended as this would contravene the Procurement Act 2023. Continuing with the existing arrangements past the contract expiry date is not an option and could be subject to legal challenge.

Not undertaking a procurement exercise would leave the Authority without access to a fencing contractor which in turn will lead to the letting of properties without secure rear gardens (defendable space) which will increase the risk of theft from customer's gardens and outbuildings and the potential for an increase in claims. This would be high risk for customers with young children, vulnerable persons and family pets.

Not undertaking fencing works as part of the letting process may lead to properties not being able to be let, resulting in increased vacant property levels and additional loss of income to the HRA.

9. Comments of the Monitoring Officer (Assistant Director of Legal Services and Governance)

9.1. The recommendations of the report are noted and supported. The Council requires a fencing contractor to ensure high quality fencing is available for properties owned by the Council and for other land that the Council owns. The proposed framework for fencing is in accordance with the Council's Contract Procedure Rules and the Procurement Act 2023. (PG)

10. Comments of the Section 151 Officer (Director of Finance and Transformation)

10.1. The Director of Finance and Transformation notes the report and confirms resources are available in the HRA revenue budget and capital programme for these works. SC.

11. Comments of the Assistant Director OD & HR and compliance with the Equality Duty

11.1. To be completed by the Human Resources City Manager (Addressing any staffing implications and compliance with the Equality Duty)

12. Comments of Overview and Scrutiny

12.1. This report is due to be considered by the Overview and Scrutiny Management Committee at its meeting to be held on 19 September 2025. Any comments or recommendations agreed by the Committee will be submitted to Cabinet for consideration. Ref: Sc8905 [MK].

13. Comments of the Portfolio Holder for Economic Renewal, Housing and Organisational Development

13.1 It's important for the council to be able to maintain and replace rotten or damaged fencing in its areas of council housing across the city. Therefore I support the recommendations in this report." (PF0050)

Ian Anderson, Corporate Director of Legal Services and Shared Partnerships

Contact Officer: Brad Smith Telephone No.: 61(5471)

Officer Interests: None

Background Documents: -

Draft specification

Implications Matrix

This section must be completed, and you must ensure that you have fully considered all potential implications

I have informed and sought advice from HR, Legal, Finance, Overview and Scrutiny and the Climate Change Advisor and any other key stakeholders i.e. Portfolio Holder, relevant Ward Members etc prior to submitting this report for official comments	Yes

I have considered whether this report requests a decision that is outside the Budget and Policy Framework approved by Council	Yes
Value for money considerations have been accounted for within the report	Yes
The report is approved by the relevant Director/Assistant Director	Yes
I have included any procurement/commercial issues/implications within the report	Yes
I have considered the potential media interest in this report and liaised with the Media Team to ensure that they are briefed to respond to media interest.	No
I have included any equalities and diversity implications within the report and where necessary I have completed an Equalities Impact Assessment and the outcomes are included within the report	Yes
Any Health and Safety implications are included within the report	N/A
Any human rights implications are included within the report	N/A
I have included any community safety implications and paid regard to Section 17 of the Crime and Disorder Act within the report	N/A
I have liaised with the Climate Change Advisor and any environmental and climate change issues/sustainability implications are included within the report	N/A
I have considered how the decision may contribute or impact on culture and heritage within the city.	Yes
I have included information about how this report contributes to the Community Plan/ Area priorities within the report	Yes
I have considered the impact on air quality, carried out an appropriate assessment and	N/A

included any resulting actions or opportunities necessary to improve air quality in the report.	
I have considered the impact on Children Looked After and Care Leavers and any resulting actions/implications have been included within the report.	No